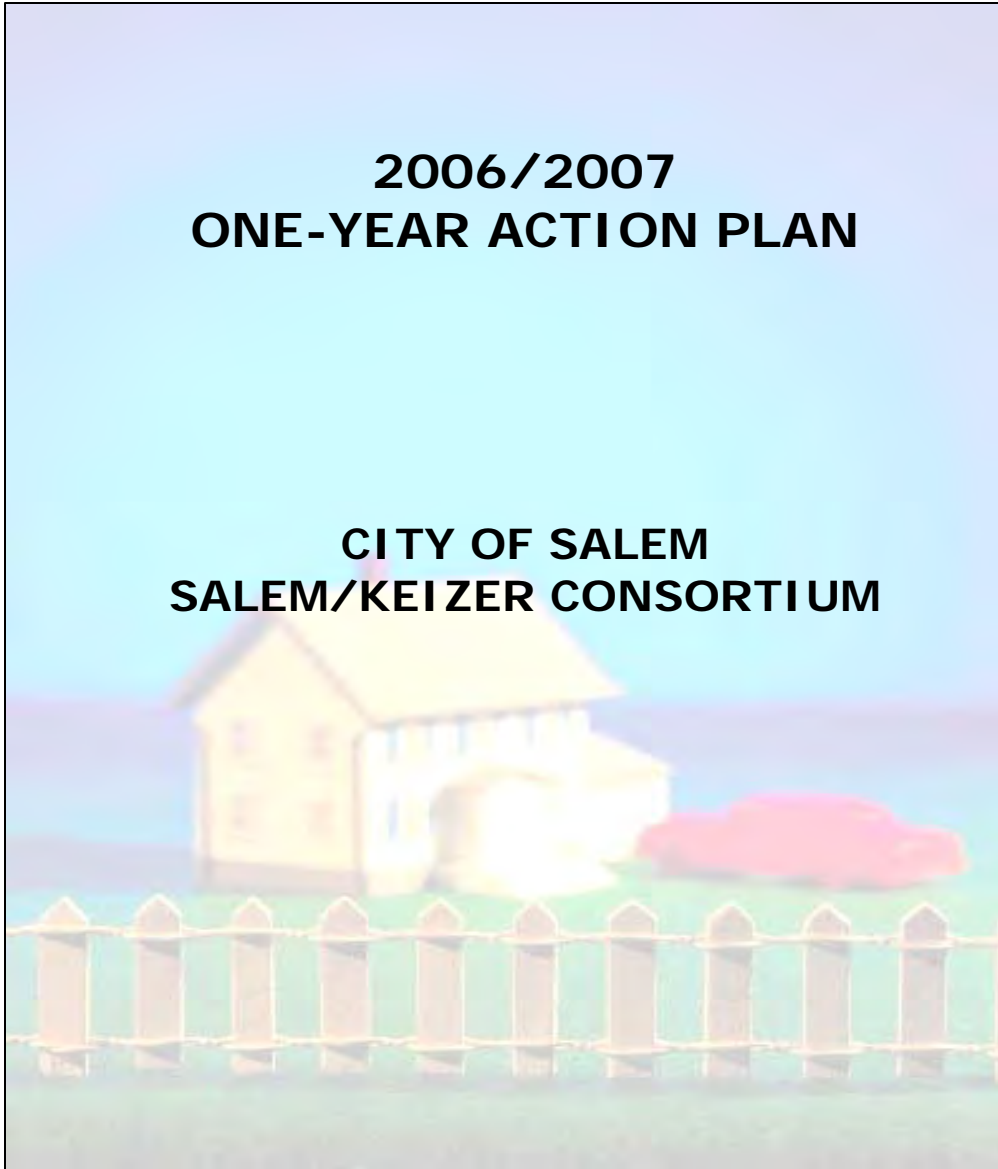




2006/2007 ONE-YEAR ACTION PLAN

**CITY OF SALEM
SALEM/KEIZER CONSORTIUM**



Adopted



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Introduction

As a participating jurisdiction the City of Salem is eligible to receive federal funds from the U.S. Department of Housing and Urban Development (HUD) under two formula grant programs: Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME).

Both the CDBG and HOME programs limit the types of activities that can be funded with the City of Salem's funding allocation. Below are some examples of activities eligible for funding.

CDBG

- Housing
- Public Services
- Community Facilities
- Public Improvements
- Economic Development
- Community Revitalization

HOME

- Housing
- Tenant Based Rental Assistance
- Security Deposit

The process for receiving CDBG and HOME funds requires the creation of two documents to guide in the successful allocation of the federal monies. The first of the two documents is a strategic five-year plan called the Housing and Community Development Consolidated Plan (*Plan*). The *Plan* outlines the goals and priorities of the community in utilizing federal money. These goals must be aligned with one or more of HUD's three national goals of the CDBG and HOME programs:

1. To provide decent housing
2. To provide a suitable living environment
3. To expand economic opportunities

While these goals can be met through a variety of objectives, they must be for the sole benefit to low and very low-income persons (individuals with incomes below 80% of the area median income).

The City of Salem's 2005-2009 *Plan* identified the priority needs of the Salem and Keizer communities as homelessness, affordable housing, access and barrier removal and community development. Each of these priorities has an impact on the preservation of affordable housing to low and very low-income neighborhoods within Salem and Keizer.

To clearly articulate how those priorities will be met, a second document called the One-Year Action Plan is developed. The One-Year Action Plan outlines what activities, or actions, will be taken in any given year of the *Plan* to meet the five-year goals. This document is the City of Salem's road map to the annual implementation of the *Plan*. The One-Year Action Plan for 2006-2007 will herein be referred to as the 2006 Action Plan.

2006 Action Plan Description

The 2006 Action Plan details the projects and programs that the City of Salem will be funding during the 2006-2007 Program Year and aligns those activities with the goals and priorities outlined in the 2005-2009 *Plan*.

It should be noted that each of HUD's national goals are reflected in the *Plan* and are the expected outcomes of all purposed 2006 Action Plan projects/programs. Furthermore, the 2006 Annual Plan was created with close attention paid to federal regulations that guide recipients of federal funds.

The 2006 Action Plan for the municipal Fiscal Year (FY) 2006-2007 must be submitted to HUD by May 15, 2006 to ensure that the funds are available by July 1, 2006 – the start of the 2006-2007 FY.

Citizen Participation Plan

The *Plan* regulations require that recipients of federal funds follow a detailed Citizen Participation Plan (CPP) that addresses the following elements:

- Participation
- Access to meetings
- Access to information
- Access to records
- Publication of the *Plan*
- Public hearings
- Notice of hearings
- Citizen comments
- Technical assistance
- Complaints
- Amendments

The CPP is designed to provide citizens with adequate opportunity to participate in an advisory role in planning, implementing, and assessing programs under the Housing and Community Development Act of 1974 (HCDA) as amended. The CPP is attached to the 2006 Action Plan in Appendix D.

The CPP outlines the public notice public hearing process. This process provides the public with the opportunity to review and comment on the outcome of the *Plan* and

One-Year Action Plan. A public notice and a public hearing were both completed prior to the approval of the 2006 Action Plan.

No comments were received during the 2006 Action Plan public comment period and public hearing process.

Resources

The City of Salem and the Salem/Keizer HOME Consortium will budget \$2,435,050 in CDBG, HOME, and American Dream Downpayment Initiative (ADDI) entitlement funds for the 2006 Program Year. Program Income, reallocation of funds from canceled projects, and past project funding reductions will supplement the funds received by the City to complete projects.

The City of Salem's entitlement allocation is broken out as follows:

- CDBG \$1,488,033
- HOME \$ 929,766
- ADDI \$ 17,251

Program Income is an additional source of funds generated in whole or in part by repayment of CDBG or HOME loan funds. The City of Salem allocates the Program Income it receives back into the community to help support programs that meet the needs of low-income families.

The 2006 Program Income is anticipated to be \$590,000 with the allocation breakdown as follows:

- PI – CDBG \$375,000
- PI – HOME \$215,000

The City anticipates using the projected CDBG Program Income for repayment of the Section 108 loan. The City received this loan from HUD for the construction of the Salem Conference Center in the 2003 Program Year.

Canceled Projects

Due to difficulties with complex financing, the following project was cancelled in the previous program year:

Meadowlark Training Center, 2004	\$200,000	CDBG
Chemeketa, Kestrel Ridge, 2004	\$200,000	HOME

These funds will be allocated to a new project in the 2006-2007 Program Year.

Additional Funding

In addition to the funds available through the City of Salem's programs, there are a number of federal, state and local programs that provide financial resources to develop, operate and support housing for very low and low-income households, homeless or those threatened with homelessness, and non-homeless populations with special needs.

The resources described above are expected to be available in 2006 for use by various affordable housing development organizations, and community service providers.

Additional financial resources are available to assist the City of Salem and stakeholders in meeting the unmet affordable housing and service needs in the Salem and Keizer communities. These resources include;

- Federal Low Income Tax Credits
- Oregon Affordable Housing Tax Credits
- Family Self Sufficiency
- Section 8 Housing Choice Voucher
- Public Housing Comprehensive Grants.

Oregon Housing and Community Services administer a variety of programs with federal "pass through" funds and state appropriated funds. These funds include but are not limited to:

Multi-Family housing programs:

- Housing Development Grants (Trust Funds)
- HELP program
- Oregon Affordable Housing Tax Credit Program
- Farmworker Housing Tax Credit Program

Single-family programs:

- Home Mortgage Program
- Weatherization

In addition to the options available through Oregon Housing and Community Services, local government housing services assistance is provided by:

- City of Salem, Urban Development Department (UDD)
- Salem Housing Authority (SHA)

Both UDD and SHA utilize federal and state funds to more effectively provide affordable housing options to very low and low-income individuals and families.

Other organizations utilize federal and state funds to provide services to underserved populations. These organizations include, but are not limited to:

- Urban Renewal
- Homeless Shelters
- Salem School District Indirect Housing Services
- Mid Willamette Valley Community Action Agency
- YMCA
- YWCA
- Northwest Human Services
- Shangri-La

For-profit housing developers and private banks are key players in the development of market-rate housing. Since the passage of the Community Reinvestment Act (CRA), private lenders have become more involved in affordable housing development. CONSALL, a consortium of banks operating in the Salem area, assists in the financing of new construction or rehabilitation of affordable housing units that serve very low and low-income individuals and families.

Private non-profit agencies and Salem/Keizer Community Development Corporation are becoming increasingly involved in the development of affordable housing in the communities of Salem and Keizer. The resources available to benefit very low, low and moderate-income persons in Salem and Keizer come from a variety of agencies and programs. While every effort is made to leverage financial resources, local governments and private social service agencies continue to provide the majority of these funds.

Projects

In 2006, the City of Salem and the Salem/Keizer Consortium will carry out the projects/programs described below. Specific information about locations, anticipated beneficiaries, anticipated accomplishments, and performance measurements are included in Appendix E.

Proposed Projects for the Action Plan

The projects/programs that are undertaken this year, and those being carried over from previous years, address the needs and priorities identified in the *Plan*. The priorities to be addressed in the 2006 Action Plan are directly linked to the *Plan* and include but are not limited to:

- Homelessness
- Affordable Housing
- Removal of Affordable Housing Barriers
- Community Development

Section 108 Loan Repayment

The Section 108 loan is an on going funding obligation for the City of Salem. The City received this loan to help facilitate the construction of the City's first conference center. Repayment of the Section 108 loan is a 20-year term and the funding stream is as follows (in order):

1. Riverfront-Downtown Commercial Loan Repayments
2. CDBG Program Income
3. Available Riverfront-Downtown Urban Renewal funds
4. CDBG Entitlement funds

The anticipated 108 Loan Guarantee payment for 2006-2007 is \$690,291.60. The following is a summary of the anticipated funding sources for this payment:

Riverfront-Downtown Commercial Loan Repayments (estimate)	\$200,000.00
CDBG Program Income (estimate)	\$375,000.00
108 Loan Repayment Account	<u>\$115,291.60</u>
Total Sources	\$690,291.60

American Downpayment Initiative (ADDI)

The ADDI program is an effective tool that promotes personal self-sufficiency through home ownership and wealth creation. The program assists qualified low to moderate-income households in purchasing a home. The current program offers \$10,000 for downpayment and/or closing costs at 3% interest. Payments are deferred until the home is sold or title is transferred.

If the ADDI borrower sells or transfers the title of the property within the first five-year affordability period, they are required to repay the initial downpayment assistance, plus accrued interest at 3% from the "net proceeds" of the sale. Net proceeds are defined as the sale price minus the loan repayment (other than HOME funds) and any closing costs. If the net proceeds are sufficient, the borrower shall repay to the City of Salem the full HOME subsidy plus interest, which is outlined in the promissory note. Should the net proceeds be insufficient to repay the City of Salem, the City may forgive the difference.

Marketing the ADDI program has been a priority for the City of Salem. Brochures and articles have been, and will continue to be, distributed throughout various public housing projects, neighborhood association newsletters, and the local newspaper. Based on the success of the program in the 2005 Program Year, an additional allocation of HOME entitlement funds has been allotted to meet the demand.

One of the requirements of the ADDI program participants is the completion of an approved homeownership program. This program aids in the self-sufficiency of new homeowners by teaching them the benefits and risks associated with home ownership.

Proposed Projects for the 2006 Program Year

Project	Location	HOME Project Award	HOME Svc Delivery	Home Total #1 1,682,300	CDBG Project Award	CDBG Svc Delivery	CDBG Total #2 2,207,270
Low Income Homebuyer (ADDI)	Salem/Keizer Community	17,250		17,250			
Low Income Homebuyer Assistance	Salem/Keizer Community	200,000	24,000	224,000			
Single Family Rehabilitation	Salem/Keizer Community	320,160	95,910	416,470	431,250	158,260	589,510
Rental Lead Paint Abatement	Salem/Keizer Community	39,600	11,250	50,850			
Habitat for Humanity	Salem/Keizer Community	145,000	21,930	166,930			
Rental Lead Paint Abatement	Salem/Keizer Community	39,600	11,250	50,850			
Security Deposit Program	Salem/Keizer Community	24,000		24,000			
SKCDC Multi-Family Project 1	Salem/Keizer Community	300,000	30,000	330,000			
SKCDC Multi-Family Project 2-CHDO	Salem/Keizer Community	250,000	39,000	289,000			
SKCDC Operations, 2005 CHDO	Salem/Keizer Community	48,000		48,000			
Home Administration	Salem/Keizer Community	116,200		116,200			
Critical Home Repair	Salem Community				90,000	30,560	120,560
MERIT Microenterprise	Salem Community				25,000		25,000
Interface Network	Salem Community				50,000		50,000
Community Services	Salem Community				285,570		285,570
Highland Park Improvements	Salem Community				53,090		53,090
SHA Campbell Apt.	Salem Community				154,000	30,800	184,800
SHA Southfair Apt.	Salem Community				128,020	25,600	153,620
Anticipated CDBG program income for 108 payment	Salem Community				375,000		375,000
CDBG Administration	Salem Community				370,120		370,210
TOTAL		1,460,210	222,090	1,682,300	1,962,050	245,220	2,207,270

Project Locations

The projects approved through the 2006 Annual Action Plan will be implemented throughout the City of Salem and the City of Keizer, with an emphasis on mixed income and mixed use housing within various neighborhoods. All CDBG monies will be allocated within the City of Salem and all HOME monies will be allocated throughout the cities of Salem and Keizer.

Homelessness

Funding for critical services within the Salem community is provided through the City of Salem's Community Resources, Social Service budget and a variety of private social service groups. The social service providers receiving these funds assist homeless persons and those at risk of becoming homeless obtain safe/sanitary housing, address health needs, and access to other social service programs and resources.

The City of Salem's number one goal in the *Plan* is to fund projects that result in emergency and transitional housing and provide support services to the homeless and those at risk of homelessness. The benefit of these projects is to help individuals and families achieve self-sufficiency. In order to obtain applications that meet this goal the City attends various meetings and events that inform non-profit, for profit, and other service agencies about the City's resources, whose mission is to provide for the homeless families and individuals in the Salem/Keizer area.

One of the ways in which the City of Salem has tried to help accommodate the many service agencies accomplish their mission was to include a special needs funding set-aside in the 2005-2006 Annual Action Plan. This set-aside was created as a funding opportunity to increase or preserve housing for the homeless or those at risk of homelessness.

Relationship of Activities to the 2005-2009 Consolidated Plan

The *Plan* outlines an approach to using federal, state, and local resources to address homelessness, affordable housing and neighborhood issues during the designated five year cycle.

The 2006 Annual Action plan presents a more focused proposal for the expenditures of the annual allocation of CDBG and HOME entitlement funds from July 1, 2006 to June 30, 2007.

This year, projects will receive funds based on the relationship of the project to the priorities identified in the *Plan*, project feasibility, sponsor capacity/performance, and the availability of funding at the time of application.

Activities authorized by HOME, CDBG, and ADDI funds include:

- New construction
- Homebuyer Downpayment Assistance
- Owner-Occupied Single Family Rehabilitation
- Tenant-Based Rental Assistance (TBRA)
- Security Deposit Programs
- Removal of architectural barriers
- Lead-Based Paint Abatement
- Public facilities
- Daycare facilities
- Micro-Enterprise assistance
- Services addressing housing, homelessness, and poverty.

The 2006 Action Plan addresses community needs in the following areas.

- Homeless and Special Needs Populations
- Affordable Housing
- Community Services
- Community Development

Homeless and Special Needs Populations

A high priority has been identified for people who are currently homeless or at risk of homelessness.

The City of Salem has an opportunity to not only address the needs of the homeless population, but to also help stop the cycle of homelessness by helping families and youth transition into self-sufficiency. To successfully achieve the goal of a reduction in the City of Salem's homeless population, financial participation and partnerships are needed in projects/programs that address the following:

- Basic living needs
- Self-sufficiency education
- Emergency, and crisis services
- Employment

This list is just a few of the many obstacles homeless individuals and families face in their daily lives. By understanding the needs of the homeless population and strategizing ways to eliminate these obstacles, the City of Salem, along with various community based organizations can work together to improve the lives and possibly help bring forth change in the homeless community.

The special needs populations are also in need of support from the community. This group consists of:

- Elderly and frail persons
- Persons released from correctional institutions
- Persons recovering from drug/alcohol abuse
- Persons with developmental disabilities
- Persons with physical disabilities
- Persons with psychiatric disabilities

Daily life for these individuals and their families presents many challenges. The service needs for individuals with special needs varies and can range from a single elderly person needing a communication linkage for emergency response, to a person with a severe developmental disability who requires daily supervision and care.

The goals set forth in the *Plan* clearly communicate the City of Salem's commitment to support projects/programs that provide services to special needs and homeless populations. This commitment is reflected in the special needs funding set-aside created in the 2005 Annual Action Plan. This funding allocation is being marketed to the community stakeholders and is being carried over into the 2006 Annual Action Plan.

Affordable Housing

Affordable housing is the number two goal for the City of Salem. Projects/programs that increase the affordable housing stock and reduce the cost burden of housing for residents of Salem and Keizer will continue to be supported in the 2006 Program Year.

Strategies to address affordable housing include expanding capacity of community-based organizations, increasing the number of Community Housing Development Corporations (CHDO), and funding the development and rehabilitation of affordable housing options and services.

Community Services

Community service programs will continue to be funded during this the 2006 Action Plan cycle. These programs include but are not limited to:

- Resource Assistance
- Alcohol and Drug Detoxification
- Prevention of Domestic and Sexual Violence
- Homeless Education
- Case Management

Community Development

The cities of Salem and Keizer have a longstanding commitment to provide a suitable living environment and expanding economic opportunities for very low and low-income persons in the community. In addition to the high priority given to homelessness and affordable housing opportunities, Salem and Keizer have established a broad range of other community development goals.

The community development priorities were ranked in the following order:

- Job Skills Training
- Public Services
- Neighborhoods
- Elimination of slum and blight

Further Implementation of the Annual Action Plan

Lead Agencies

The lead agency for administration of the Annual Action Plan will be the City of Salem, Urban Development Department; however, several agencies are responsible for implementing portions of the Annual Action Plan. Housing projects are administered directly through the Urban Development Department. Community Housing Development Organizations (CHDOs) provide many of the affordable housing projects the City oversees. The following is a list of the City's current certified CHDO's:

- Salem/Keizer Community Development Corporation
- Willamette Housing Organization
- St. Vincent de Paul of Lane County
- Farmworker Housing Development Corporation

These agencies act as developers and project sponsors for housing-related projects. Projects to remove architectural barriers to public facilities are designed and supervised by the City of Salem, Public Works Department and the Parks Department. Public Works and Parks also manages community development infrastructure projects that are included in the City's Capital Improvement Program (CIP).

HOME Consortium

HUD regulations allow for local government to partner together and form a local consortium for the purpose of receiving HOME Investment dollars. This partnership allows both communities the benefit of receiving a full allocation of HOME dollars and HOME projects being completed all over both communities. The Cities of Salem and Keizer have partnered together and formed the local HOME Consortium. The City of Salem is designated the lead jurisdiction, therefore managing the funding and the projects.

Specific Policies and Program Requirements

Local Policies

The Urban Development Department has policies in place for determining compliance with HOME and CDBG requirements. Additional policies will be developed, as required by other funding sources.

Project agreements are signed by the City and the developer/owner or subrecipient. This agreement details the project scope or statement of work and specifies the provisions under which funds are provided.

Timetable

The target date for completion of approved projects/programs is June 30, 2007. The Housing and Urban Development Advisory Committee (HUDAC) and City staff monitor closely the progress of all projects/programs. Each quarter sponsors and/or developers are required to submit quarterly progress reports. This allows the City an opportunity to evaluate the progress of each program/project and determine if the program/project is on schedule. Project/program completion dates may be extended due to unforeseen financing issues, design problems, project scheduling difficulties and other project specific factors.

Geographic location

Depending on specific program requirements, HOME and CDBG funds will be invested throughout the Cities of Salem and Keizer with the objective of reducing the homeless population, increasing the affordable housing stock and providing programs and assistance to all population groups. Appendix B contains maps, which show the areas of the community with a concentration of low-income households and areas of minority concentration based on 2000 census information. Within the Salem area, persons of Hispanic descent represent the largest minority population in the community.

The Cities of Salem and Keizer try to avoid undue concentration of affordable housing within the community. The *Plan* promotes housing choices throughout Salem and Keizer for low and moderate-income individuals and families, especially near employment, shopping, and supportive services. In addition, it is the goal of the *Plan* to provide assistance to projects, which promote a mix of housing types and price levels within Salem and Keizer neighborhoods.

Tenant Based Rental Assistance and Security Deposits are programs that increase diversity in a variety of neighborhoods. These programs provide rental assistance and security deposits to individuals and families that are homeless or at risk of homelessness. Upon qualifying for the program they are eligible to receive money that can be applied to any housing rental in the cities of Salem and Keizer, not just low-income housing projects. Neighborhoods are then comprised of families from various income levels, education levels, and cultural backgrounds; therefore, removing low income geographical concentrations.

Continuum of Care

Continuum of care activities are funded through federal and state programs, private foundations, investments, and the City of Salem.

Components of the Salem/Keizer Consortium's continuum of care strategy include:

- Conducting outreach and assessment
- Providing access to crisis services and stabilization
- Meeting emergency basic needs
- Supporting longer term transitional supportive housing
- Preventing homelessness
- Providing access to permanent housing
- Providing permanent housing with support services

Benefit of Action Plan Projects/Programs

Salem and the Salem/Keizer Consortium serve a variety of households using various types of housing programs. Other projects/programs that benefit the community address public facilities, public improvements, neighborhood and social service needs. Collaboration between agencies is an important part of the 2006 Action Plan. The projects/programs themselves are related to each other which provide a coordinated effort to assist low-income persons.

The 2006 Action Plan emphasizes the need for affordable housing and the continuum of care in accordance with the five-year plan priorities. The 2006 Action Plan also provides support for neighborhoods, and supports services needed by low-income and special needs families in those designated neighborhoods.

Monitoring

The City of Salem's Urban Development Department, uses established policies and procedures to ensure long-term compliance with the requirements of the CDBG and HOME programs. When carrying out housing and community development activities under CDBG and HOME, the City of Salem and the Salem/Keizer Consortium adhere to the following:

Community Development Block Grant (CDBG)

CDBG monitoring is done to ensure compliance with the CDBG eligibility requirements. Site visits are coordinated with the completion of projects. All CDBG rehabilitation activities that are undertaken must ensure compliance with Housing Quality Standards (HQS) and income eligibility. A well executed, project specific, loan agreement is essential to successful monitoring. All project loan agreements are required to include the following minimum requirements:

- Statement of Work, Work to be Performed, Schedule, and a Detailed Budget
- Terms of Repayment
- Terms of Public and Project Benefit
- Terms of Security/Collateral
- Suspension/Termination and Recapture of Funds, Assets or Income, if applicable
- Conditions for Religious Organizations
- Fair Housing Standards
- Minority Business Outreach
- Uniform Administrative Requirements
- Records to be Maintained and Reports to be Submitted
- Compliance with all Applicable "Other Federal" Requirements (e.g. Davis Bacon, Flood insurance, etc.)

Home Investment Partnership Program (HOME)

HOME monitoring ensures that recipients are managing the projects in compliance with HOME eligibility and record keeping requirements. Property inspections must meet the requirements of the Salem Housing code and Housing Quality Standards (HQS) in the cities of Salem and Keizer. The number of housing units in a given project determines the required frequency of property inspections. The schedule is as follows:

- 1 – 4 units, every three years
- 5 – 25 units, every two years
- 26 units or more, annually

A well executed, project specific, loan agreement is essential to successful monitoring. All project agreements must include the following minimum requirements:

- Statement of work, work to be performed, schedule, and a detailed budget
- Minority Business Outreach
- Term of Affordability
- HOME Assisted Units, Fixed or Floating
- Terms of Public and Project Benefit
- Uniform Administrative Requirements
- Property Standards
- Fair Housing Standards
- Disbursement of Funds Request
- Records to be Maintained and Reports to be Submitted
- Terms of Repayment
- Terms of Security/Collateral
- Duration of Agreement
- Conditions for Religious Organizations
- Reversion of Assets
- Uniform Relocation Act
- National Environmental Protection Act

Performance Measurement System

The Performance Measurement system was created, with implementation due at the beginning of the 2007 program year, to provide HUD and grantees a standardized methodology to demonstrate the outcomes from the CDBG and HOME programs in each jurisdiction. These outcomes will be compiled and reported to congress to help measure the success of these programs.

The City of Salem is required to measure the performance of each activity funded using the following objectives:

- Suitable Living Environment – Activities that are designed to benefit communities, families, or individuals by addressing issues in their living environment.
- Decent Housing – Housing programs where the purpose of the program is to meet individual family or community needs not programs where housing is an element of a larger effort.
- Creating Economic Opportunities – Types of activities related to economic development, commercial revitalization, or job creation.

Once the objective for each activity has been identified, the City will choose which of the three outcome categories best reflects the goal of the specific activity. Those categories consist of:

- Availability/Accessibility – Applies to activities that make services, infrastructure, public services, public facilities, housing, or shelter available or accessible to low-and moderate-income people, including persons with disabilities.
- Affordability – Activities that provide affordability in a variety of ways in the lives of low and moderate-income people.
- Sustainability – Activities are aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefit to persons of low and moderate-income or by removing or eliminating slums or blighted areas.

By identifying the objective and then matching that to the outcome categories the City of Salem must then provide an outcome/objective statement that documents the result of each activity. The following statements will be provided for each activity, adjectives such as new, improved, or corrective may be used to refine the outcome statement.

- Accessibility for the purpose of creating suitable living environments
- Accessibility for the purpose of providing decent affordable housing
- Accessibility for the purpose of creating economic opportunities
- Affordability for the purpose of creating suitable living environments
- Affordability for the purpose of providing decent affordable housing
- Affordability for the purpose of creating economic opportunities
- Sustainability for the purpose of creating suitable living environments
- Sustainability for the purpose of providing decent affordable housing
- Sustainability for the purpose of creating economic opportunities

Identifying objectives and outcomes will help the City of Salem track the performance of the activities back to the goals outlined in the *Plan*. At the end of the program year the City of Salem will evaluate the outcomes, review the initial goals outlined in the *Plan* and determine if the goals are being met each year. That information can then be compiled and provide to HUD the Consolidated Annual Performance Report (CAPR).

Regulated performance measures are just one way the City of Salem is implementing a review process that looks at how the City of Salem is performing in regards to the *Plan*. This will help the City serve the community better. The following table is designed to help the City and citizens understand how close we are to meeting the prioritized goals of the *Plan*.

Consolidated Plan Goals	Number of Projects Approved Per Program Year				
	2005	2006	2007	2008	2009
Goal 1 - Homelessness	10				
Goal 2 – Affordable Housing	9				
Goal 3 – Access and Barrier Removal	2				
Goal 4 – Community Development	1				

Carryover

The following table is a list of projects being carried over from previous years. Where no action has been taken on projects carried over by January 1 of each program year, City of Salem staff report to the Housing and Urban Development Advisory Committee and the committee may recommend the project be canceled and the funds reallocated to other projects.

Carryover of Funds Allocated in Prior Fiscal Years

Projects	Type of Funding	Current Budget	Total Expenditures	Current Balance
¹ Audible Signals, 2003	CDBG	\$52,500	\$24,324.08	\$27,675.92
Marion Square Park, 2003	CDBG	\$105,000	\$102,639.57	\$2,360.43
Chemeketa Homebuyer, 2004	HOME	\$120,000	\$117,021.89	\$2,978.11
² Security Deposits, 2004	HOME	\$63,421	\$34,670	\$28,751
Tenant Based Rental Assistance, 2004	HOME	\$36,000	\$30,229.53	\$5,770.47
Low Income Homebuyer, 2005	HOME	\$150,000	\$68,458	\$81,542
Northgate Park, 2005	CDBG	\$155,000	\$0.00	\$155,000
Multi-Family Set-Aside, 2005	HOME	\$200,000	\$0.00	\$200,000
RHF Providence Place, 2005	HOME	\$200,000	\$0.00	\$200,000
Rental Housing Lead Abatement, 2005	CDBG	\$75,000	\$20,435.24	\$54,564.76
Robert Lindsey Tower, 2005	CDBG	\$160,740	\$0.00	\$160,740
Critical Home Repair Program (Single Family Emergency Repair), 2005	CDBG	\$80,000	\$52,500	\$27,500
Single Family Rehabilitation, 2005	HOME: \$350,000 CDBG: \$420,000	\$1,125,660	HOME: \$ 200,771 CDBG: \$ 211,247.24	HOME: \$149,229 CDBG: \$208,752.76
Special Needs Set-Aside, 2005	CDBG	\$312,849	\$0.00	\$312,849
Total Home Carryover				\$668,270.58
³Total CDBG Carryover				\$949,442.87

The totals in this table reflect carryover (unspent dollars) as of March 1, 2006

¹ Audible Signals, 2003 – Projects billed to 2004 instead of 2003. Accounting adjustment was made.

² Security Deposit, 2004 – An audit of this program revealed an additional \$8,421 of unspent funds, therefore increasing the allocation for the 2004 PY.

³ These totals do not reflect service delivery costs. CDBG service delivery carry over is \$328,414; HOME service delivery carry over is \$239,918.

Audible Signals, 2003

The Public Works Department has identified four locations and will utilize the remainder of the 2003 funds.

Marion Square Park, 2003

A new ADA accessible public restroom has been installed. Project close-out is subject to the demolition of the old restroom with proposed completion by June 30, 2006.

Chemeketa Homebuyer, 2004

Chemeketa Non-Profit Inc. successfully purchased a single family home and completed HQS renovations. The home is being marketed to public housing residents who have completed the Family Self-Sufficiency Program offered by the Housing Authority of Salem. Anticipated purchase by a qualified household will be no later than September 2006.

Security Deposits, 2004

This program assists low-income households with rental security deposit funds. The Security Deposit Program helps provide access to affordable housing. The Salem Housing Authority (SHA) will do in-take eligibility, do unit inspections and act as fiscal agent. The Salem Housing Authority has received approval from the Housing and Community Development Committee to revise the eligible recipients of the Security Deposit program to residents of the city of Salem/Keizer, who are applicants of the Housing Choice Voucher waiting list. All deposits are anticipated to be spent by June 30, 2006.

Tenant Based Rental Assistance (TBRA), 2004

The TBRA program provides rental assistance and support services to homeless or individuals and families at risk of homelessness for up to 24 months. Participants will have an annual household income below 60 % of median income for Salem/Keizer County and will be considered "high risk" tenants. Individuals and families are identified and it is at that time funding is set aside. Due to the time that funds are set aside for participants program carryover may occur. All funding has been allocated to various households and anticipated completion date is scheduled for June 30, 2006.

Low Income Homebuyer, 2005

This project provides downpayment assistance to first time homebuyers in the Salem/Keizer communities. Applications are being processed that will utilize the remaining funds.

Northgate Park, 2005

Northgate Park improvements will include security lighting, ADA accessible playground, and concrete walking paths. Improvements are scheduled to be completed by December 31, 2006.

Multi-Family Set-Aside, 2005

Funds have been set aside for acquisition/rehabilitation of affordable multi-family rental units for individuals earning 80% or less median family income. These funds will be used to acquire/renovate affordable units that will be rented to individuals earning 80% or less median family income in Salem.

RHF Providence Place, 2005

Salem RHF Senior Housing, Inc. will construct 66 units for senior citizens earning between 0-60% Area Median Income. This project helps to reduce the cost burden of housing, and to expand the affordable housing stock in the Salem community.

This project is new construction and they anticipate breaking ground June 2006 with completion estimated for May 2007. Home funds will be used for construction and funding draws are expected to begin June 2006.

Rental Housing Lead Abatement, 2005

This project provides funding for the abatement of lead hazards for low and moderate-income rental properties. Owners of properties must agree not to discriminate in renting of properties to holders of Section 8 Housing Choice Vouchers. Urban Development is currently processing applications to utilize all 2005 Program Year funding.

Robert Lindsey Tower, 2005

Funds will be used to retrofit 3 of the 66 project units to meet the 504 accessibility standards mandated by HUD. Kitchens will be remodel to include lowered cabinets, and counter tops, along with replacing doors and windows with ADA reach requirements. Completion of this project is scheduled for September 30, 2006.

Critical Home Repair Program (Single Family Emergency Repair), 2005

This program provides funding to address critical repairs to single family homes for low and moderate income homeowners. Typical repairs include a furnace and roof repairs that occur un-expectantly.

Single Family Rehabilitation, 2005

This program provides funding for the rehabilitation of single-family homes for low and moderate-income homeowners. Properties are rehabilitated to meet HUD Minimum Housing Quality Standards and also to address Lead Based Paint hazards. Urban Development is currently managing a waiting list of applications sufficient to utilize program year allocation.

Special Needs Set-Aside, 2005

These funds are set aside for acquisition, construction or rehabilitation of homeless facilities and facilities for persons with special needs opportunities (homeless shelters, group homes and halfway houses). On-going outreach and marketing to local community organizations will continue until funds have been allocated to a specific project.

APPENDIX A

Application/Certifications

APPENDIX B

Maps

APPENDIX C

2006 INCOME LIMITS

APPENDIX D

Citizen Participation Plan

Analysis of Impediments to Fair Housing

APPENDIX E

Listing Of 2006 Projects

Low Income Homebuyer (ADDI)

Funding Source:	HOME (ADDI)
Other Federal Funding Sources:	None
Funding Amount:	\$17,250
HUD Matrix	05R Homebuyer Downpayment Assistance (not direct)
Citation	24 CFR 570.208(a)
National Objective	LMH
Funding Priority:	Goal 2 (Affordable Housing)
Accomplishments	2 Households
Project Sponsor:	City of Salem, Urban Development Department

Description: This project assists qualified low to moderate income households purchase a home by decreasing the monthly mortgage payment. The current project offers \$10,000 deferred loans for downpayment and/or closing costs assistance. This loan is combined with a primary market loan for the purchase of a home.

Help the homeless?	No	Start date:	7/01/2006
Help those with HIV/AIDS?	No	Completion Date:	6/30/2007

Subrecipient:	Local Government	Location:	Community Wide
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Performance Measurement:

Objective: Decent Housing – This objective focuses on housing programs where the purpose of the program is to meet individual family or community needs.

Outcome: Affordability

Output Indicators: 2 households will have access to decent affordable housing.

Low Income Homebuyer Assistance

Funding Source:	HOME		
Other Federal Funding Sources:	None		
Funding Amount:	\$224,000		
HUD Matrix	05R Homebuyer Downpayment Assistance (not direct)		
Citation	24 CFR 570.208(a)		
National Objective	LMH		
Funding Priority:	Goal 2 (Affordable Housing)		
Accomplishments	20 Households		
Project Sponsor:	City of Salem, Urban Development Department		
Description:	This project assists qualified low to moderate income households purchase a home by decreasing the monthly mortgage payment. The current project offers \$10,000 deferred loans for downpayment and/or closing costs assistance. This loan is combined with a primary market loan for the purchase of a home.		
Help the homeless?	No	Start date:	7/01/2006
Help those with HIV/AIDS?	No	Completion Date:	6/30/2007
Subrecipient:	Local Government	Location:	Community Wide

Performance Measurement:

Objective:	Decent Housing – This objective focuses on housing programs where the purpose of the program is to meet individual family or community needs.
Outcome:	Affordability
Output Indicators:	20 households will have access to decent affordable housing

Single Family Rehabilitation

Funding Source:	HOME CDBG		
Other Federal Funding Sources:	None		
Funding Amount:	\$416,470 HOME \$589,510 CDBG		
HUD Matrix	14A Rehabilitation: Single Unit Residential		
Citation	24 CFR 570.202(a)(1) CDBG 24 CFR 92.205(a) HOME		
National Objective	LMH		
Funding Priority:	Goal 2 (Affordable Housing)		
Accomplishments	30 Households		
Project Sponsor:	City of Salem, Urban Development Department		
Description:	This project provides funding for the rehabilitation of single family homes for low and moderate income homeowners. Properties are rehabilitated to meet HUD minimum Housing Quality Standards and lead-based paint hazards.		
Help the homeless?	No	Start date:	7/01/2006
Help those with HIV/AIDS?	No	Completion Date:	6/30/2007
Subrecipient:	Local Government	Location:	Community Wide

Performance Measurement:

Objective: Decent Housing – This objective focuses on housing programs where the purpose of the program is to meet individual family or community needs.

Outcome: Affordability

Output Indicators: 30 households will have access to decent affordable housing

Rental Lead Paint Abatement

Funding Source:	HOME		
Other Federal Funding Sources:	None		
Funding Amount:	\$50,850		
HUD Matrix	14I Lead Based Paint/Hazards Test/Abatement		
Citation	24 CFR 570.202		
National Objective	LMH		
Funding Priority:	Goal 2 (Affordable Housing)		
Accomplishments	6 Units		
Project Sponsor:	City of Salem, Urban Development Department		
Description:	This program provides funding for the testing and abatement of lead hazards in rental properties inhabited by low and moderate income households. This program can work in conjunction with other rehabilitation assistance programs or independently.		
Help the homeless?	No	Start date:	7/01/2006
Help those with HIV/AIDS?	No	Completion Date:	6/30/2007
Subrecipient:	Local Government	Location:	Community Wide

Performance Measurement:

Objective:	Suitable Living Environment – This objective is designed to benefit communities, families, or individuals by addressing issues in their living environment
Outcome:	Affordability
Output Indicators:	6 units will maintain affordability for the purpose of creating suitable living environment.

Security Deposit Program

Funding Source:	HOME
Other Federal Funding Sources:	None
Funding Amount:	\$24,000
HUD Matrix	05T Security Deposits
Citation	24 CFR 570.204
National Objective	LMH
Funding Priority:	Goal 1 (Homelessness)
Accomplishments	54 Households
Project Sponsor:	City of Salem, Urban Development Department

Description: This program assists low-income households with rental security deposits providing access to affordable housing.

Help the homeless?	Yes	Start date:	7/01/2006
Help those with HIV/AIDS?	No	Completion Date:	6/30/2007

Subrecipient: Housing Authority of Salem **Location:** Community Wide

Performance Measurement:

Objective: Decent Housing – This objective focuses on housing programs where the purpose of the program is to meet individual family or community needs.

Outcome: Affordability

Output Indicators: 54 households will have access to decent affordable housing

Salem/Keizer CDC, Multi-Family Project 1

Funding Source:	HOME		
Other Federal Funding Sources:	None		
Funding Amount:	\$330,000		
HUD Matrix	14B Rehabilitation; Multi-unit residential		
Citation			
National Objective	LMH		
Funding Priority:	Goal 2 (Affordable Housing)		
Low/Mod Category	24 CFR 92.206 HOME		
Accomplishments	6 Units		
Project Sponsor:	Salem/Keizer Community Development Corporation		
Description:	Funds have been set aside for acquisition/rehabilitation of affordable multi-family rental units for individuals earning 80% or less median family income.		
Help the homeless?	No	Start date:	7/01/2006
Help those with HIV/AIDS?	No	Completion Date:	6/30/2007
Subrecipient:	Location:	Community Wide	

Performance Measurement:

Objective:	Decent Housing – This objective focuses on housing programs where the purpose of the program is to meet individual family or community needs.
Outcome:	Affordability
Output Indicators:	6 families/individuals will have access to decent affordable housing

Salem/Keizer CDC, Multi-Family Project 2

Funding Source:	HOME (CHDO)
Other Federal Funding Sources:	None
Funding Amount:	\$289,000
HUD Matrix	14B Rehabilitation; Multi-unit residential
Citation	
National Objective	LMH
Funding Priority:	Goal 2 (Affordable Housing)
Low/Mod Category	24 CFR 92.206 HOME
Accomplishments	4 Units
Project Sponsor:	Salem/Keizer Community Development Corporation
Description:	Funds have been set aside for acquisition/rehabilitation of affordable multi-family rental units for individuals earning 80% or less median family income.
Help the homeless?	No
Help those with HIV/AIDS?	No
	Start date: 7/01/2006
	Completion Date: 6/30/2007
Subrecipient:	Location: Community Wide

Performance Measurement:

Objective:	Decent Housing – This objective focuses on housing programs where the purpose of the program is to meet individual family or community needs.
Outcome:	Affordability
Output Indicators:	4 families/individuals will have access to decent affordable housing

Salem/Keizer CDC, Operating Funds

Funding Source:	HOME (CHDO)		
Other Federal Funding Sources:	None		
Funding Amount:	\$48,000		
HUD Matrix	21I Funding of HOME CHDO Operating Costs		
Funding Priority:	Goal 2 (Affordable Housing)		
Accomplishments	1 Organization		
Project Sponsor:	Salem/Keizer Community Development Corporation		
Description:	Salem/Keizer Community Development Corporation's (SKCDC) mission is to provide affordable rental housing in Salem and Keizer and to increase the inventory of homes for first-time homebuyers. Their target market is households who earn 60% or less of the area median income. Operating support in partnership with rental income and developer fees will enable SKCDC to increase its organizational capacity.		
Help the homeless?	No	Start date:	7/01/2006
Help those with HIV/AIDS?	No	Completion Date:	6/30/2007
Subrecipient:	Location:	Community Wide	

Performance Measurement:

Objective:	Decent Housing – This objective focuses on housing programs where the purpose of the program is to meet individual family or community needs.
Outcome:	Sustainability
Output Indicators:	Sustainability for the purpose of providing decent affordable housing.

HOME Administration

Funding Source:	HOME		
Other Federal Funding Sources:	None		
Funding Amount:	\$116,200		
HUD Matrix	21H Funding of HOME Administration		
Funding Priority:	Goal 2 (Affordable Housing)		
Accomplishments	2 Organizations		
Project Sponsor:	City of Salem, Urban Development Department		
Description:	The funds will provide staff support, supplies, and other administrative costs of the HOME program. HOME administration will include the cost of administering the Security Deposit program.		
Help the homeless?	No	Start date:	7/01/2006
Help those with HIV/AIDS?	No	Completion Date:	6/30/2007
Subrecipient:	Local Government	Location:	N/A

Performance Measurement:

Objective: N/A

Outcome: N/A

Output Indicators: N/A

Critical Home Repair Program

Funding Source:	CDBG		
Other Federal Funding Sources:	None		
Funding Amount:	\$120,560		
HUD Matrix	14A Rehabilitation; single unit residential		
Citation	24 CFR 570.202(a)		
National Objective	LMH		
Funding Priority:	Goal 2 (Affordable Housing)		
Accomplishments	10 Households		
Project Sponsor:	City of Salem, Urban Development Department		
Description:	This program provides funding to address critical repairs to single family homes for low and moderate income homeowners. Typical repairs include a new furnace and roof repairs.		
Help the homeless?	No	Start date:	7/01/2006
Help those with HIV/AIDS?	No	Completion Date:	6/30/2007
Subrecipient:	Local Government	Location:	Community Wide

Performance Measurement:

Objective:	Decent Housing – This objective focuses on housing programs where the purpose of the program is to meet individual family or community needs.
Outcome:	Sustainability
Output Indicators:	10 households will have sustainability for the purpose of suitable living environments.

Salem/Keizer Communtiy Development Corporation Micro-Enterprise

Funding Source:	CDBG		
Other Federal Funding Sources:	None		
Funding Amount:	\$25,000		
HUD Matrix	18C Micro-Enterprise Assistance		
Citation:	24 CFR 570.203(b)		
National Objective	LMC		
Funding Priority:	Goal 4 Economic Development		
Accomplishments	20 Individuals		
Project Sponsor:	Salem Keizer Community Development Corporation		
Description:	This program will take a case management approach in providing training and technical assistance to increase the capacity of micro-enterprises to start up, sustain, or expand operations. The project will target economically, socially, and physically challenged entrepreneurs interested in operating their own business.		
Help the homeless?	No	Start date:	7/01/2006
Help those with HIV/AIDS?	No	Completion Date:	6/30/2007
Subrecipient:	Salem/Keizer CDC	Location:	Community Wide

Performance Measurement:

Objective:	Creating Economic Opportunities – Activities that are related to economic development, commercial revitalization, or job creation.
Outcome:	Sustainability
Output Indicators:	20 individuals will have sustainability for the purpose of creating economic opportunity.

Latino Micro-Enterprise Development Program Interface Network

Funding Source:	CDBG		
Other Federal Funding Sources:	None		
Funding Amount:	\$50,000		
HUD Matrix	18C Micro-Enterprise Assistance		
Citation:	24 CFR 570.203(b)		
National Objective	LMC		
Funding Priority:	Goal 4 Economic Development		
Accomplishments:	30 Individuals		
Project Sponsor:	Interface Network Inc.		
Description:	This program will take a case management approach in providing training and technical assistance to increase the capacity of micro-enterprises to start up, sustain, or expand operations. The project will target economically, socially, and physically challenged entrepreneurs interested in operating their own business.		
Help the homeless?	No	Start date:	7/01/2006
Help those with HIV/AIDS?	No	Completion Date:	6/30/2007
Subrecipient:	Interface Network Inc.	Location:	Community Wide

Performance Measurement:

Objective:	Creating Economic Opportunities – Activities that are related to economic development, commercial revitalization, or job creation.
Outcome:	Sustainability
Output Indicators:	30 individuals will have sustainability for the purpose of creating economic opportunity.

Community Services Department

Funding Amount:	\$50,000
HUD Matrix	N/A
Citation:	24 CFR 570.203(b)
National Objective	LMC
Funding Priority:	Goal 1 Homelessness
Location:	Community-Wide
Total Funding for Community Services:	\$285,570

The City of Salem will assist efforts to increase access to public services for homeless persons, persons at risk of homelessness and housing opportunities for non-homeless persons with special needs.

The subrecipients of the funds are as follows:

Cascadia Healthcare, Inc.

Alcohol and Drug Detoxification Program

Funding Amount:	\$19,265
HUD Matrix:	05F Substance Abuse Services
Citation:	24 CFR 570.201(e)
Accomplishments:	300 people
Description:	The program provides emergency treatment and care of persons who are acutely intoxicated or in sub acute withdrawal, usually dependent on drugs or alcohol and in the latter stages of illness with minimal social resources.

Performance Measurement:

Objective:	Suitable Living Environment – This objective relates to activities that are designated to benefit communities, families, or individuals by addressing issues in their living environment.
Outcome:	Availability/Accessibility
Output Indicators:	300 individuals will have accessibility for the purpose of creating suitable living environments.

Salem Housing Authority

Interim Housing Assistance Program

Funding Amount:	\$44,312
HUD Matrix:	03 Public Facilities and improvements
Citation:	24 CFR 570.201(c)
Accomplishments:	250 people
Description:	The program provides rental assistance to either prevent or remedy homelessness. The program provides housing to individual households/tenants.

Performance Measurement:

Objective:	Suitable Living Environment – This objective relates to activities that are designated to benefit communities, families, or individuals by addressing issues in their living environment.
Outcome:	Availability/Accessibility
Output Indicators:	250 individuals will have accessibility for the purpose of creating suitable living environments.

Mid-Vally Women's Crisis Service

Prevention of Domestic and Sexual Violence

Funding Amount:	\$64,060
HUD Matrix:	05G Battered and abused spouses
Citation:	24 CFR 570.201(e)
Accomplishments:	400 people
Description:	The program provides assistance for adult and child victims of domestic and sexual violence.

Performance Measurement:

Objective:	Suitable Living Environment – This objective relates to activities that are designated to benefit communities, families, or individuals by addressing issues in their living environment.
Outcome:	Availability/Accessibility
Output Indicators:	400 individuals will have accessibility for the purpose of creating suitable living environments.

YWCA

Resource Assistance/Homeless, Case Management

Funding Amount: \$63,960

HUD Matrix: 05 Public Services
Citation: 24 CFR 570.201(e)

Accomplishment: 400 people

Description: The program provides case management for Russian/Spanish speaking and homeless families. Case managers work with families in problem solving, advocacy, interpreting, and accessing or referral to community services.

Performance Measurement:

Objective: Suitable Living Environment – This objective relates to activities that are designated to benefit communities, families, or individuals by addressing issues in their living environment.

Outcome: Availability/Accessibility

Output Indicators: 400 individuals will have accessibility for the purpose of creating suitable living environments.

Salem Outreach Shelter

Transitional Homeless Shelter & Case Management

Funding Amount: \$15,410

HUD Matrix: 05 Public Services General
Citation: 24 CFR 570.201(e)

No. of Individuals to Be served: 100 people

Description: The City of Salem will assist efforts to increase access to public services and housing opportunities for non-homeless persons or persons at risk of homelessness with special needs.

Performance Measurement:

Objective: Suitable Living Environment – This objective relates to activities that are designated to benefit communities, families, or individuals by addressing issues in their living environment.

Outcome: Availability/Accessibility

Output Indicators: 100 individuals will have accessibility for the purpose of creating suitable living environments.

HOST

Youth Emergency Shelter Services

Funding Amount: \$39,495

HUD Matrix: 05D Youth Services
Citation: 24 CFR 570.201(e)

Accomplishments: 270 youth

Description: The program provides services to homeless youth ages 12-20. It provides shelter, individual and family counseling, case management, crisis intervention, advocacy, and referral.

Performance Measurement:

Objective: Suitable Living Environment – This objective relates to activities that are designated to benefit communities, families, or individuals by addressing issues in their living environment.

Outcome: Availability/Accessibility

Output Indicators: 270 individuals will have accessibility for the purpose of creating suitable living environments.

HOME, Inc.

Youth Day Shelter for homeless and runaway youth

Funding Amount: \$19,265

HUD Matrix: 05D Youth Services
Citation: 24 CFR 570.201(e)

Accomplishments: 100 youth

Description: This project provides services for homeless and runaway youth.

Performance Measurement:

Objective: Suitable Living Environment – This objective relates to activities that are designated to benefit communities, families, or individuals by addressing issues in their living environment.

Outcome: Availability/Accessibility

Output Indicators: 100 youth will have accessibility for the purpose of creating suitable living environments.

Liberty House, Inc.

Assessment of Child Abuse

Funding Amount: \$15,895

HUD Matrix: 05D Youth Services
Citation: 24 CFR 570.201(e)

Accomplishments: 50 youth

Description: This program will provide funds for assessment of child abuse through medical evaluation and support services.

Performance Measurement:**Objective:** Suitable Living Environment – This objective relates to activities that are designated to benefit communities, families, or individuals by addressing issues in their living environment.**Outcome:** Availability/Accessibility**Output Indicators:** 50 youth will have accessibility for the purpose of creating suitable living environments.**Homeless Education Project-Homeless Transportation**

Salem/Keizer School District

Funding Amount: \$3,910

HUD Matrix: 05D Youth Services
Citation: 24 CFR 570.201(e)No. of Individuals to
Be served: 90 youth

Description: The project will provide transportation assistance for homeless youth in the form of passes for Salem Area Mass Transit.

Performance Measurement:**Objective:** Suitable Living Environment – This objective relates to activities that are designated to benefit communities, families, or individuals by addressing issues in their living environment.**Outcome:** Availability/Accessibility**Output Indicators:** 50 youth will have accessibility for the purpose of creating suitable living environments.

Highland Park Improvements

Funding Source:	CDBG		
Other Federal Funding Sources:	None		
Funding Amount:	\$53,090		
HUD Matrix	03F Parks, Recreational Facilities		
Citation:	24 CFR 570.201(c)		
National Objective	LMA		
Funding Priority:	Goal 4 Community Development		
Accomplishments	Area Benefit		
Census Tract:	Tract 5, Block Group 3 & 4		
Project Sponsor:	City of Salem, Parks Department		
Description:	Highland Park will be upgrading sidewalk, playground equipment, and fencing.		
Help the homeless?	No	Start date:	7/01/2006
Help those with HIV/AIDS?	No	Completion Date:	6/30/2007
Subrecipient:	Location:	2160 Broadway Street, NE Salem	

Performance Measurement:

Objective:	Suitable Living Environment – This objective is designated to benefit communities, families, or individuals by addressing issues in their living environment.
Outcome:	Accessibility
Output Indicators:	Park improvements designed for accessibility to create a suitable living environment.

Housing Authority of Salem

Campbell Apartments

Funding Source:	CDBG		
Other Federal Funding Sources:	None		
Funding Amount:	\$184,800		
HUD Matrix	14D Rehabilitation: Other publicly-owned residential building		
Citation:	24 CFR 570.202(a)(2)		
National Objective	LMH		
Funding Priority:	Goal 2 Affordable Housing		
Accomplishments	4 households		
Project Sponsor:	Housing Authority of the City of Salem		
Description:	This project will complete the necessary improvements to create new ADA units. These improvements meet the needs of low income people with disabilities.		
Help the homeless?	No	Start date:	7/01/2006
Help those with HIV/AIDS?	No	Completion Date:	6/30/2007
Subrecipient:	Location:	4394 & 4398 Campbell Street SE, Salem	

Performance Measurement:

Objective:	Decent Housing – This objective focuses on housing programs where the purpose of the program is to meet individual family or community needs.
Outcome:	Affordability
Output Indicators:	4 households will have access to decent affordable housing

Housing Authority of Salem

Southfair Apartments

Funding Source:	CDBG		
Other Federal Funding Sources:	None		
Funding Amount:	\$153,620		
HUD Matrix	14D Rehabilitation: Other publicly-owned residential building		
Citation:	24 CFR 570.202(a)(2)		
National Objective	LMH		
Funding Priority:	Goal 2 Affordable Housing		
Accomplishments	4 units		
Project Sponsor:	Housing Authority of the City of Salem		
Description:	This project will complete the necessary improvements to create one new ADA unit and complete various improvements to the units in order to keep them safe and sanitary.		
Help the homeless?	No	Start date:	7/01/2006
Help those with HIV/AIDS?	No	Completion Date:	6/30/2007
Subrecipient:	Location:	1901 – 1983 Fairgrounds Road NE, Salem	

Performance Measurement:

Objective: Decent Housing – This objective focuses on housing programs where the purpose of the program is to meet individual family or community needs.

Outcome: Affordability

Output Indicators: 4 units will be maintained as decent affordable housing

Section 108 Repayment

Salem Conference Center

Funding Source:	Program Income - CDBG
Other Federal Funding Sources:	None
Funding Amount:	\$375,000
HUD Matrix	19F Repayment of Section 108 Loan
Citation:	24 CFR 570.705(c)
National Objective	LMA
Funding Priority:	Goal 4 Economic Development
Accomplishments	1 Organization
Project Sponsor:	City of Salem, Urban Development Department
Description:	This project will repay the Section 108 loan guarantee. Program income and Riverfront funds will be used to make the total payment.

Help the homeless?	No	Start date:	7/01/2006
Help those with HIV/AIDS?	No	Completion Date:	6/30/2007

Subrecipient: Local Government **Location:**

Performance Measurement:

Objective: N/A

Outcome: N/A

Output Indicators: N/A

CDBG Administration

Funding Source:	CDBG		
Other Federal Funding Sources:	None		
Funding Amount:	\$370,210		
HUD Matrix	21A General Program Administration		
Citation:			
Accomplishments	1 Organization		
Project Sponsor:	City of Salem, Urban Development Department		
Description:	The funds will provide staff support, supplies, and other planning and administrative costs to the Community Development Block Grant Program		
Help the homeless?	No	Start date:	7/01/2006
Help those with HIV/AIDS?	No	Completion Date:	6/30/2007
Subrecipient:	Local Government	Location:	Community Wide

Performance Measurement:

Objective: N/A

Outcome: N/A

Output Indicators: N/A

APPENDIX F

2006-2007 Funding Policies

2006-2007 Federal Program Funding Policies

1. **Housing and Community Development Consolidated Plan Conformance**
All projects must conform to the Housing and Community Development 2005-2009 Consolidated Plan. Where limited funding exists, projects identified as higher priority in the plan, will be given higher priority for funding consideration.
2. **Maximum City Funds**
The City will typically limit its project funds to \$100,000 per project. Under certain circumstances, if justified through detailed proforma financial statements, the City may fund an amount not to exceed \$200,000.
3. **Terms**
Funds will be disbursed through loans, with the exception of infrastructure and social service funds, which do not have the capacity to generate revenues to repay loans. Non-profit organizations will pay an interest rate ranging from 0 – 5% depending upon the financial analysis identified in the proforma statements.

For-profit developers will pay an interest rate ranging from 3% to the applicable Treasury Bill rate at the time of loan closing for similar term, depending upon the financial analysis identified in the projects proforma statements. Under extraordinary circumstances, the city will consider deferring loan payments until time of sale of the property.
4. **Size of Housing projects**
For projects containing more than 30 new subsidized units, the applicant must present an analysis which demonstrates that the additional units do not produce an undue concentration of subsidized units in the neighborhood.
5. **Past Performance**
All project sponsor organizations must be current on any outstanding City loans funded with CDBG or HOME.

Project sponsors must have the experience and capacity to develop, and operate the proposed project.

Project sponsors, who have outstanding CDBG or HOME funds unspent from previous program years on projects that are not underway , must provide an update on those projects including a project schedule.
6. **Project Schedule**
The proposed project must be expected to be implemented or beginning construction during the program year.
7. **Financial Commitments**
Written Commitments must be provided for all other sources of funding proposed for the project with the application.
8. **Land Use**
Land use compliance must be confirmed prior to a final application/loan closing.

**NOTICE OF
30 DAY COMMENT PERIOD**

CITY OF SALEM

The Housing and Community Development 2006-2007 One Year Action Plan, required for the City of Salem and the Salem/Keizer Consortium to receive funds from the Department of Housing and Urban Development (HUD) is available a 30 day review period beginning March 25, 2006. This Plan is a tool used for the implementation of projects that will utilize funds received from HUD. These funds provide community assistance to low income persons in the following categories:

1. Homelessness and persons with special needs;
2. Affordable housing;
3. Community Services;
4. Community Development

Some of the proposed projects for the 2006-2007 program year include affordable housing, community services, barrier removal and single family acquisition and rehabilitation.

The 2006-2007 One Year Action Plan contains the steps each City will take in the next year to implement the 2005-2009 Consolidated Five Year Plan. Copies of the final draft plan will be available for review at the locations indicated below on March 24, 2006. They will be available for a 30 day comment period.

The 2006-2007 One Year Action Plan is available at the reference desk of the City of Salem Public Library, 585 Liberty St., SE., the City of Salem, Urban Development Department, 350 Commercial St., NE Salem, OR 97301, and the City of Keizer Department of Community Development, 930 Chemawa Road, NE, Keizer, OR 97307. Additional information can be obtained by calling 503.588.6178, extension 7546. Comments may be submitted at the City of Salem, Urban Development Department, 350 Commercial St., NE Salem, OR 97301.

The 30 day comment period will begin March 24, 2006 and all comments on the plan must be submitted to the City of Salem, Urban Development Department or the City of Keizer, Department of Community Development before April 25, 2006 at 5:00 PM.

Rena Peck
Project Coordinator

Destroy after April 25, 2006

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